

Board of County Commissioners

Division of Planning & Development

Development Review

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April 7, 2003 DRC Meeting

Meeting convened at 2:05 PM.

Present: Robbie Rogers-Director and Chairperson, Richard Helms- Development Coordinator, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Becky Howard-Clerk's Office, Tom Mountain and Joe Payne-Coastal Engineering, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of March 24, 2003. Mr. Hunter seconded the motion and the motion carried.

Mr. Mountain introduced Joe Payne to the Committee.

Old Business-

None

New Business-

VOS: Sumter Landing Town Center

Major Development

Engineering Plan Review

Rick Merkle, Professional Engineering Consultants, Inc., was present and requesting engineering approval to construct several buildings, parking lots, sidewalks and pedestrian use areas. The County Engineer recommended approval, subject to the submittal of two additional copies of plans.

Mr. Helms moved to approve the request for engineering plan review, subject to the Engineer's request for two additional copies. Mrs. Howard seconded the motion and the motion carried.

VOS: Winifred Postal Postal Park and Village Recreation Center

Major Development

Preliminary Plan Review

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and requesting preliminary approval to construct a postal facility, pool/deck area and court area. The building setbacks along the right-of-way are 25'. Environmental Health needs a set of plans. The County Engineer recommended approval with comments to be addressed on the engineering plans.

Mr. Helms moved to approve the request for preliminary plan review, subject to all Committee comments being addressed. Mr. Hunter seconded the motion and the motion carried.

VOS: Belvedere Postal Park and Village Recreation Center

Major Development

Preliminary Review

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and requesting preliminary approval to construct a postal facility, pool/deck area and court area. The County Engineer recommended approval with comments to be addressed on engineering plans.

Mr. Helms moved to approve the request for preliminary review, subject to the engineer comments being addressed on the engineering plans. Mr. Hunter seconded the motion and the motion carried.

VOS: Bridgeport Postal Park and Village Recreation Center

Major Development

Preliminary Review

Ron Grant, Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and requesting preliminary approval to construct a postal facility, recreation center, pavilion, pool/deck area and court area. Trees of concern shown on the plans were discussed. The location of the postal facility was also discussed. The guard gates submitted on the plans were discussed, in length, in regards to them being unmanned. Lake Miona Drive is dedicated to the public. The Committee discussed whether or not the BOCC was aware of the guard gates location and whether or not the gates should be submitted on the plans. The County Engineer recommended approval subject to comments being addressed on the engineering plans.

Mr. Helms moved to approve the request for preliminary review, subject to all comments being addressed. Mr. Hunter seconded the motion and the motion carried.

VOS: Inglewood Villas

Major Development

Engineering Plan Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting engineering approval to develop a 70-unit subdivision. The County Engineer recommended approval.

Mr. Helms moved to approve the request for engineering review. Mr. Hunter seconded the motion and the motion carried.

VOS: Cherry Hill Villas
Major Development
Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting engineering approval to develop a 62-unit subdivision. The County Engineer recommended approval.

Mr. Helms moved to approve the request for engineering review. Mrs. Howard seconded the motion and the motion carried.

VOS: Unit 77
Major Development
Engineering Review

Lori Paris-Webb, Miller Connor Sellen and Walsh, was present and requesting engineering approval to develop a 36-unit subdivision. The County Engineer recommended approval, subject to labeling the grading plan and providing DOT details.

Mr. Helms moved to approve the request for engineering review, subject to the Engineer's comments being addressed. Mr. Lukert seconded the motion and the motion carried.

Marie Keenum arrived at 2:28 PM.

VOS: Unit 81
Major Development
Engineering Site Plan Review

Lori Paris-Webb, Miller Sellen Connor and Walsh, was present and requesting engineering approval to develop a 69-unit subdivision. The County Engineer recommended approval, subject to the receipt of all other agency permits.

Mr. Helms moved to approve the request for engineering review, subject to the Engineer's comments being addressed. Mr. Hunter seconded the motion and the motion carried.

VOS: Ezell Villas
Major Development
Engineering Site Plan Review

Ron Grant, Grant and Dzuro, and Lori Paris-Webb, Miller Sellen Connor and Walsh, were present and requesting engineering approval to develop a 79-unit subdivision. The County Engineer recommended approval, subject to the receipt of all other agency permits and a clarification of the profile grade line. NPDS/Clean Water Act requirements were discussed, along with construction sites and DOT permits.

Mr. Helms moved to approve the request for engineering review, subject to all comments being addressed. Mr. Hunter seconded the motion and the motion carried.

***VOS: Broyhill Villas
Final Plat Review***

Steve Barley, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 75-unit subdivision. The County Engineer recommended approval. Taxes have been paid through 2002, which is sufficient. The joinder and consent was submitted on a separate document. An additional note will be added on the face of the plat regarding PRM's. The submitted dedication language as opposed to the Code required language was discussed. Attorney Neal will review the Code requirements regarding dedication language. Attorney Neal is still working on the language clarification of the restrictions for the Villages.

Mr. Helms moved to approve the request for final plat review, subject to all comments being addressed on a revised plat. Mr. Hunter seconded the motion and the motion carried.

VOS: RPUD Rezoning Review

Ron Grant, Grant and Dzuro, was present to discuss the rezoning request from PUD to RPUD and amended PUD master plan/DRI. The location of the requested rezoning was discussed. The request is being made due to an increase of educational purposes and golf courses. There are submitted changes to the master plan. The Development Order will be updated with the DRI approvals. DCA had no comments.

Mr. Helms moved to recommend approval of the rezoning request to the ZAB. Mrs. Keenum seconded the motion and the motion carried.

Tri-County Villages: RPUD Rezoning Review

Ron Grant, Grant and Dzuro, was present to discuss the rezoning request from PUD to RPUD and amended PUD Master Development Plan/DRI. The comp plan amendment process was discussed. There were no comments from DCA. Plans for the parcel in question is a drugstore.

Mr. Helms moved to recommend approval of the rezoning request to the ZAB. Mrs. Keenum seconded the motion and the motion carried.

The Villages: Typical Construction Detail Manual

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present to discuss the utilization of a typical construction detail manual as a separate submittal. A sample manual was submitted two weeks ago. The purpose of the manual would be to help with the quantity of plans and details that are currently being submitted. The detailed plans being submitted now are redundant to the DOT index. A table could be utilized to refer to index numbers. The County Engineer recommended adopting countywide standards. All DOT standards could be referenced. The Villages standards were discussed. Six signed and sealed detailed manuals would need to be submitted. All changes to the manual would require Committee approval. The Development Code currently refers to the green book standards.

Mr. Helms moved to approve the concept of a typical construction detail manual. Mr. Mountain seconded the motion and the motion carried.

Public Forum-

None

The next meeting is scheduled for April 14, 2003.

Mrs. Keenum moved to adjourn. Mrs. Howard seconded the motion and the motion carried.

The meeting adjourned at 3:15 PM.